GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LOANS & ADVANCES – House Building Advance – Sri E.Sreenivasulu, Spl.Category Steno, TR&B Dept., – Advance for construction of a house at Plot No.2289 & 2290, Rythu Nagaram Gram Panchayat, Nandyal Mandal, Kurnool District – Sanction of an Advance of Rs. 12.30 lakhs under House Building Advance and release of Rs.4.10 Lakhs as First - Orders – Issued.

TRANSPORT, ROADS & BUILDINGS (OP) DEPARTMENT

G.O.MS.No. 15 Dated: 05-02-2019

Read the following:

1. G.O.Ms.No.130, Fin (HR.VI-A&L-TA) Deptt., Dt.01.07.2016.
2. G.O.Rt.No.1520, Finance (HR.5-TFR AND EWF) Dept., Dt: 24.07.2018.
3. From Sri E. Sreenivasulu, Spl. Category Steno,, TR&B Dept., Application, Dt. 18.01.2019.

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ORDER:

Under Article 226 and 233-A of A.P. Financial Code Volume – I, sanction is hereby accorded for an amount of Rs. 12.30 lakhs (Rupees Twelve lakhs and Thirty thousand only) to Sri E.Sreenivasulu, Spl.Category Steno, TR&B Dept., towards House Building Advance for construction of a new house in Plot No.2289 & 2290, Rythu Nagaram Gram Panchayat, Nandyal Mandal, Kurnool District., and the same shall be paid to Sri E.Sreenivasulu, Spl.Category Steno, TR&B Dept., as follows:

i) The 1st instalment of Rs. 4,10,000/- (Rupees Four lakhs and Ten Thousand only) shall be paid immediately. He should mortgage the Land along with the house to be built thereon immediately in favour of Government.

ii) the 2nd instalment, of Rs.4,10,000/- (Rupees Four lakhs and Ten Thousand only) shall be paid after Mortgage of the Land and the house to be built thereon in favour of Government is executed, and after the walls reach lintel level; and

iii) the 3rd instalment, of Rs.4,10,000/- (Rupees Four lakhs and Ten Thousand only) shall be payable to the loanee after the construction of the building has reached the roof level provided the Department is satisfied that the development of the area in which the house is built is complete in respect of amenities such as water supply, lighting, roads, drainage and sewerage.

2. The grant of the advance to the above individual for construction of house is subject to the following conditions:

a) Shall be carried strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government. The grantee shall certify when applying for installments of advance admissible at the plinth and roof level in accordance with the plan and estimates furnished by him to the Government that construction has been carried out that the advance has actually been used to verify the correctness of the certificates.

b) The construction of the building shall be completed within 18 months of the date on which the first installment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advanced to him (together with interest thereon) in one lumpsum. The date of completion must be reported to Government without delay.

c) Immediately on completion of construction of the house the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance and shall keep it

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so insured against damages by fire, lighting, cyclone and floods, year after year till the advanced with interest due thereon is fully repaid to Government and deposit the policy with the Government;

d) The house must be maintained in good condition at his own cost and the grantee shall continue to pay all municipal and local taxes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.

e) Any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any, forthwith.

3. The advance sanctioned in para one above shall carry simple interest @ 5.50% per annum from the actual date of drawal of advance. The rate of interest has been fixed provisionally and is subject to revision from time to time.

4. The recovery of the advance granted to the above individual shall commence **from the 19th month of release of 1st installment** to the individual. The recovery of the advance shall be affected through the monthly pay/leave salary bills. The principle amount of the advance granted of Rs.12.30 lakhs (Rupees Twelve lakhs and Thirty thousand only) shall be recovered in One Hundred and Twenty (120) equal monthly instalments i.e. @ Rs.10,250/- and after the principle amount is completely recovered, interest at the rate of 5.5% p.a (simple interest) shall be recovered in Ten (10) instalments. The balance of the advance and the interest, if any, outstanding at the time of retirement or death of the loanee shall be recovered from his Death-cum-Retirement Gratuity. The date of superannuation of the individual is 30.06.2033.

5. For the misuse of the loan amount and non-observance of the House Building Advance Rules, penal interest at 1 ½ times of the normal rate shall be levied besides taking disciplinary action under the C.C.A. Rules against the defaulter as laid down in G.O. Ms.No.311, Finance (FW.A &L) Department, dated: 6.11.1996.

6. It will be open to the grantee to repay the amount in shorter period, if he so desires. In any case, the entire advance together with interest thereon must be repaid in full before the date on which he is due to retire from service.

7. In case, the Grantee does not repay the balance of the advance due to Government on or before the date of retirement, it shall also be open to Government to enforce the security of the mortgage at any time and recover the balance of the advance due, together with interest by sale of the house or in such other manner as may be permissible under law. For any reasons other than the normal retirement on superannuation or if he dies before the repayment of the advance which shall become payable to Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him.

8. The property mortgaged to Government shall be reconveyed to the Grantee (or his successors interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.

9. It is certified that the advance for the house construction is sanctioned for the first time and the individual has not taken any house building advance or ready built house advance, previously. Necessary entries have been made in the SR of the individual.

10. The expenditure shall be debited to "7610 – Loans to Government Servants – 201 HBA – SH (05) Loans to Other Officers – 001 – Loans to other Officers."

11. The Dy. Pay & Accounts Officer, Secretariat Branch, Velagapudi is informed that the spouse of the individual is not a Government servant. He is also informed that Sri E.Sreenivasulu, Spl.Category Steno, TR&B Dept., has submitted sale deed of the land and the same is retained in the Department for record.

12. The TR&B (OP.A2) Department is requested to draw and disburse the amount due to the individual sanctioned in Para (1) above to the individual's bank account through ECS.

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13.This order does not require the concurrence of the Finance (HR.5-TFR AND EWF) Department.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

NEERABH KUMAR PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Sri E.Sreenivasulu, Spl.Category Steno,TR&B Dept.
The TR&B (OP-A2) Dept.
The Dy. P.A.O, Secretariat Branch, Velagapudi.
The Accountant General, Andhra Pradesh, Hyderabad
Copy to Finance (HR.5-TFR AND EWF) Deptt.
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER